

SWANSEA PLANNING & ZONING BOARD MINUTES
April 12th, 2016

CALL TO ORDER

Planning & Zoning Board members gathered for the regular monthly meeting at the Swansea Government Center, 1400 N. Illinois St., Swansea, IL. Chairman Haider called the meeting to order at 6:00 p.m.

Roll call was taken and answered by the following:

Dan Haider, Chairman	Present
Doris Rebenstorff	Present
Matt Koesterer	Present
Gene Kish	Present
Dan Von Alst	Present
Justin Chapman	Present
Rob Anderson	Present

Others Present:

Randy Tedesco, Bldg. & Zoning Director
Jay Breslau (Quick Cash)

APPROVAL OF MINUTES

A motion was made to approve minutes from March 8th, 2016 with no corrections. First by Mrs. Rebenstorff, seconded by Mr. Chapman.

NEW BUSINESS

Mr. Tedesco informed the members that he has filed an application to Amend the Text from the direction of the Board of Trustees. The application was to Amend the text and to add Pay Day Loan establishments to Sections 20-903 to the list of Special uses in a highway business, and also to Section 20-910 permitted uses in a Planned Business District. Mr. Tedesco explains that with adding this text as a permitted use and as a special use within the Village of Swansea and with today's current zoning map and location of businesses. This will allow a total of 32 locations/sites in the Village of Swansea that Payday Loan Establishments can apply for in both Zoning Districts. Both amendments of texts would need to get full approval to open any new Payday Loan establishment anywhere in the Village of Swansea. The last application for a Payday Loan was in 2008.

Mr. Haider stated regulations have tightened up in last few years to make it more difficult and less attractive to open up Payday Loan establishments. Mr. Anderson stated he is fine with changing the use in a Planned Business but doesn't agree that we should make it a Special Use in a Highway Business District. Mrs. Rebenstorff made a motion to recommend passing both sections to the Board of Trustees, seconded by Mr. Chapman. Motion carries 4 to 2. Mr. Anderson, Mr. Von Alst not in favor of the application.

Unfinished Business

Mr. Anderson asked if a special use is transferable. Mr. Tedesco explained that The Board of Trustees must decide if a special use permit is issued and stipulate if it's transferrable.

Adjournment

With no further business needed to be discussed before the board, a motion was made to adjourn the meeting at 6:40 p.m. by Mrs. Rebenstorff, seconded by Mr. Koesterer.

Minutes recorded by:
Matt Koesterer
P&Z Board Member

FINAL